

**PROJECT INFORMATION**

PROJECT NAME:

**24 SURF STREET**

BLOCK 11, LOT 13  
24 SURF STREET  
BOROUGH OF SEA BRIGHT,  
MONMOUTH COUNTY, NJ

OWNER:  
**DAVID MAYER**  
24 SURF STREET  
SEA BRIGHT, NJ 07760

APPLICANT:  
**DAVID MAYER**  
24 SURF STREET  
SEA BRIGHT, NJ 07760

**APPLICANT'S PROFESSIONALS**

**SURVEYOR:**  
**INSITE SURVEYING, LLC**  
1955 ROUTE 34, SUITE 1A  
WALL, NJ 07719



CALL BEFORE YOU DIG!  
NJ ONE CALL 800-272-1000  
(NJ One Call is a registered trademark of the NJ Office of Emergency Management)

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSITIVE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7344 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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**Douglas D. Clelland**  
**DOUGLAS D. CLELLAND, PE**  
PROFESSIONAL ENGINEER  
NJ PE 24GE0331000

**REVISIONS**

REV.#	DATE	COMMENT
1	06/27/23	REVISED PER ARCHITECT INITIAL RELEASE
0	05/23/22	INITIAL RELEASE

SCALE: 1"=10' DESIGNED BY: DDC  
DATE: 05/23/22 DRAWN BY: AMC  
JOB #: 22-1926-01 CHECKED BY: DDC  
CAD ID: 22-1926-01/0

NOT FOR CONSTRUCTION

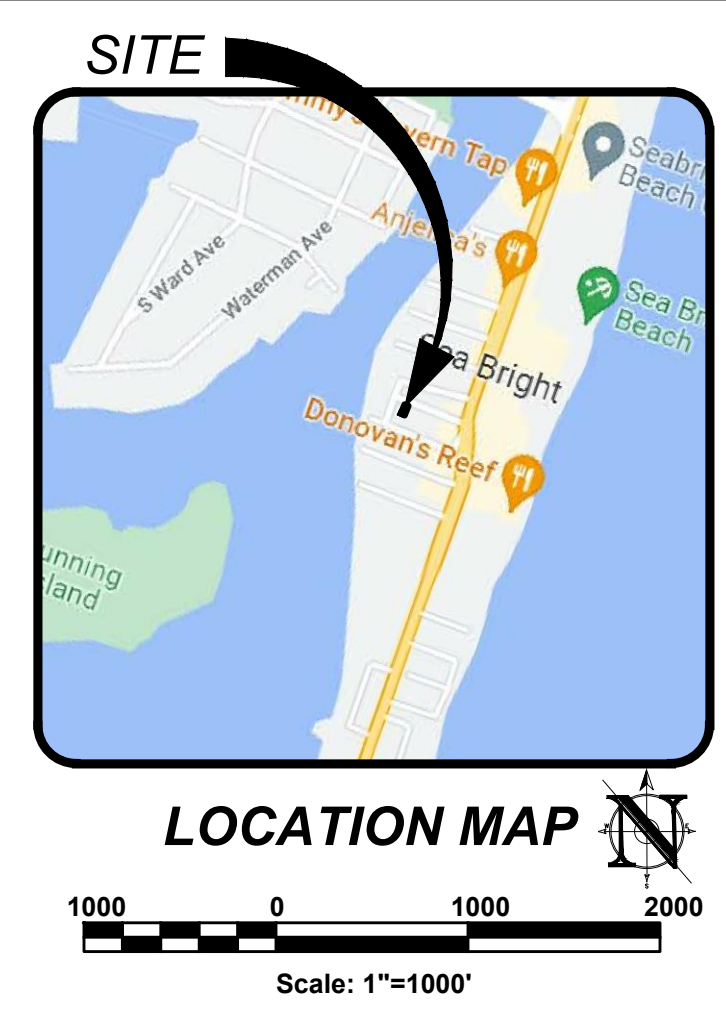
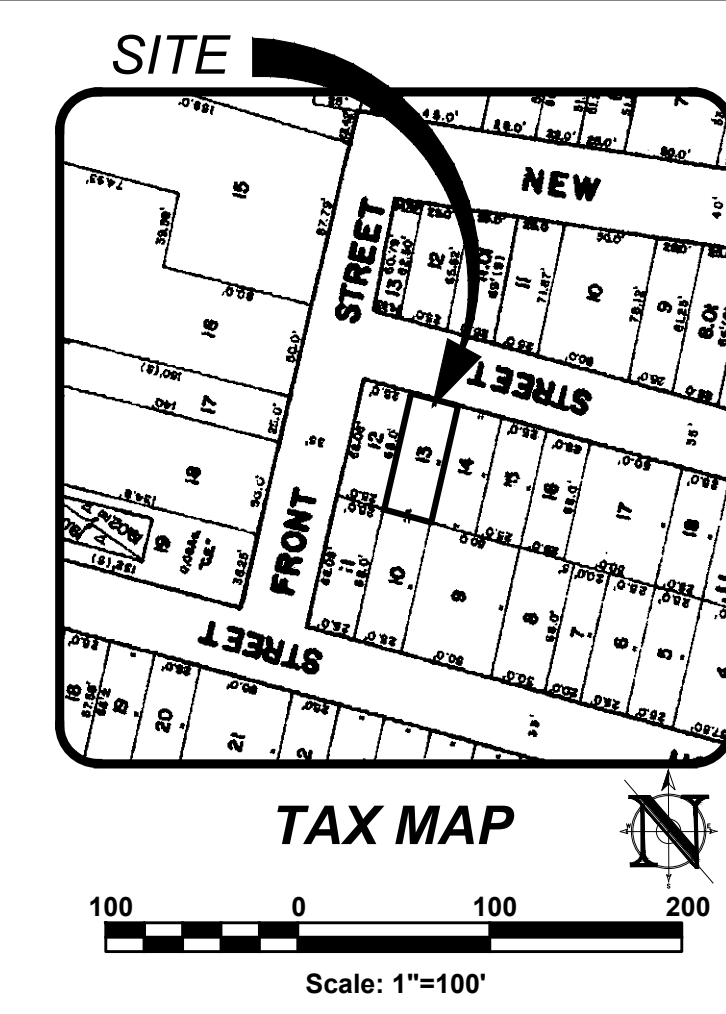
APPROVED BY: \_\_\_\_\_  
 FOR CONSTRUCTION

**PLAN INFORMATION**

DRAWING TITLE:  
**PLOT PLAN**

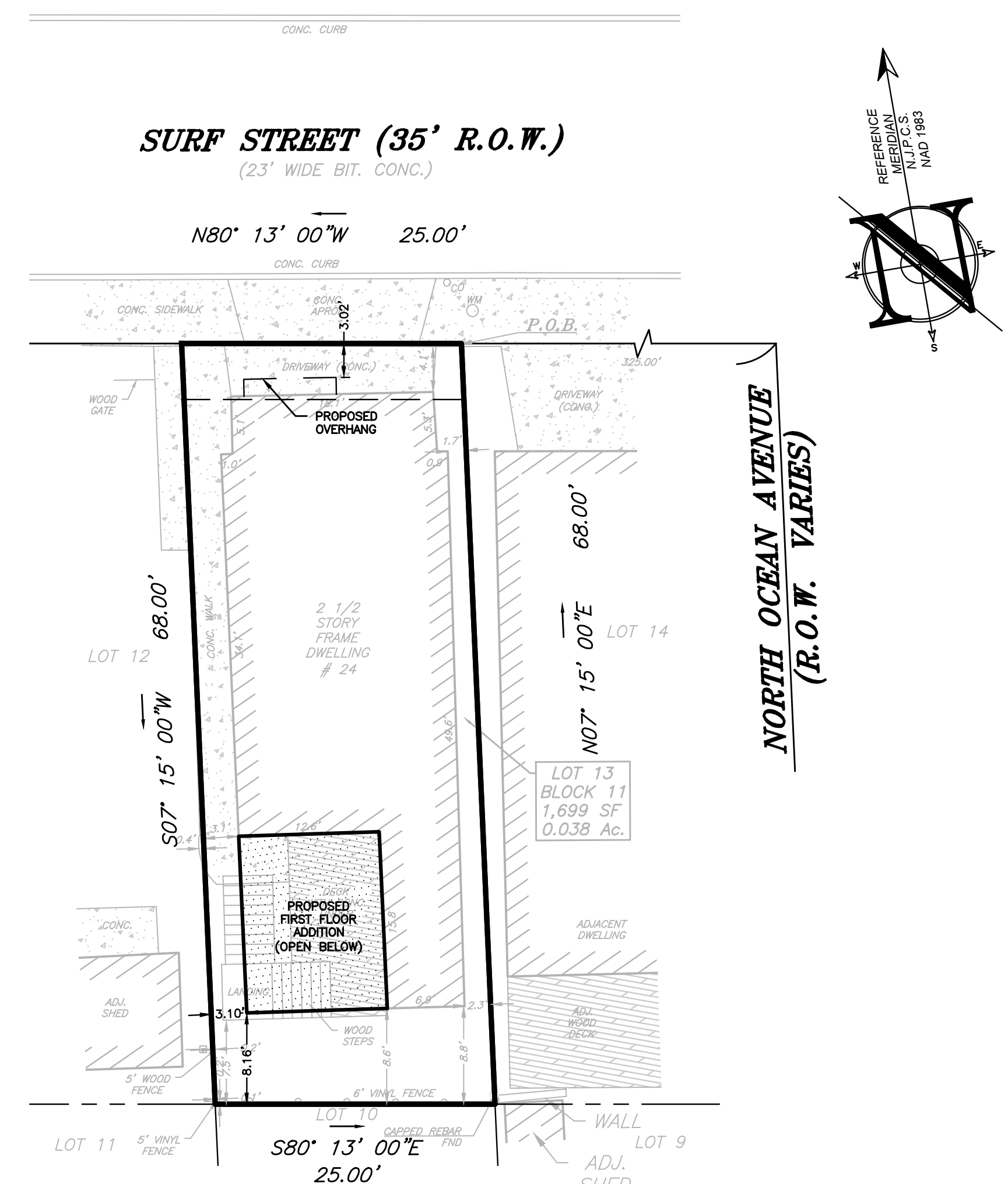
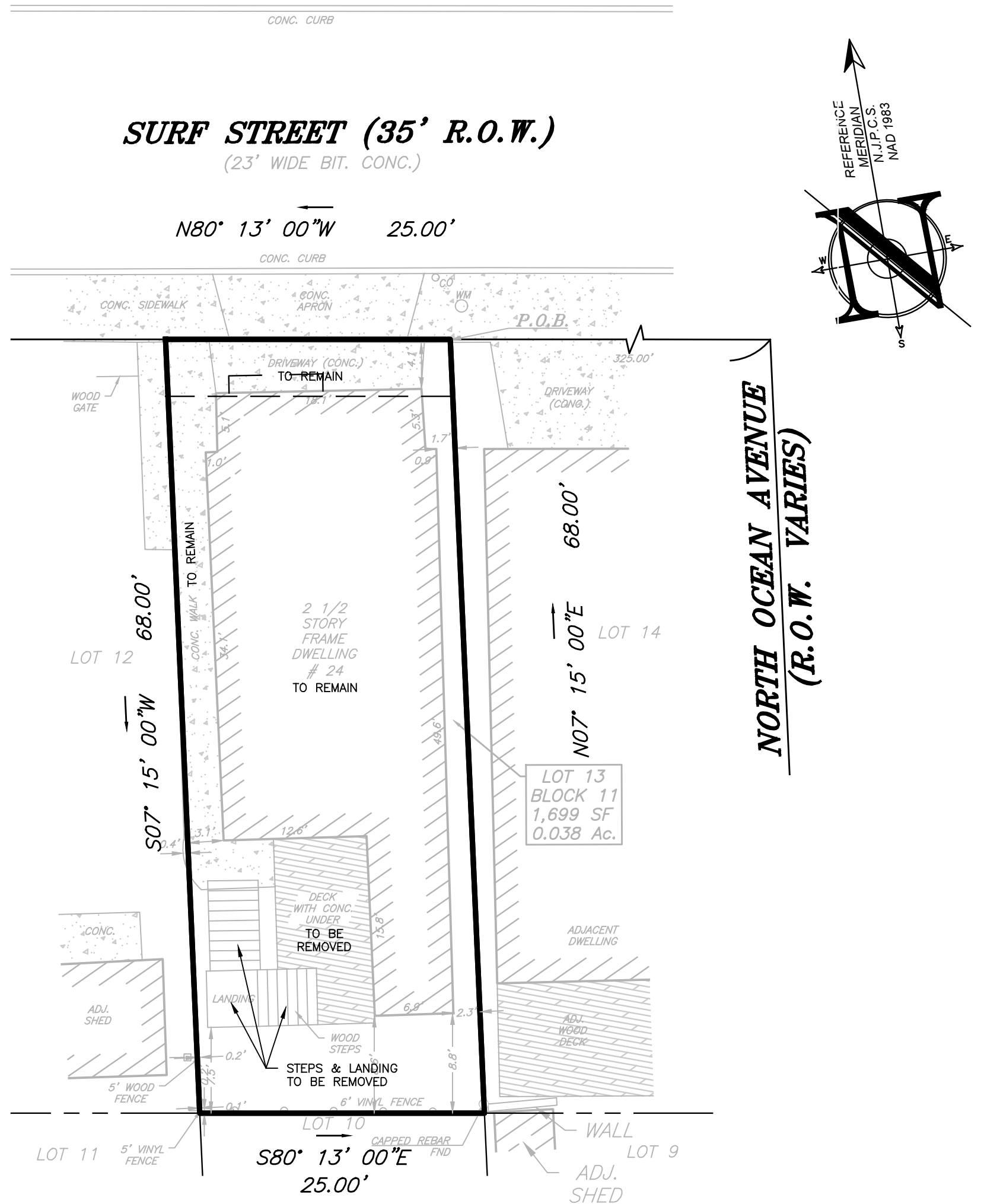
SHEET TITLE:  
**PLAN**

SHEET NO.:  
**1 OF 1**



**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP #8: BLOCK 11, LOT 13; 24 SURF STREET, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
DAVID MAYER  
24 SURF STREET  
SEA BRIGHT, NJ 07760
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR ZONING APPROVAL.
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "24 SURF STREET, LOT 13, BLOCK 11". A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY FELDMAN & FELDMAN ARCHITECTS ENTITLED "PRELIMINARY DRAWINGS FOR MAYER", WITH THE LATEST REVISION BEING DATED 05/27/23.
- BASE FLOOD ELEVATION**  
SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 8, PER FLOOD HAZARD DATA DATED 06/20/18. SUBJECT PROPERTY IS LOCATED AE ELEVATION 8, PER FLOOD HAZARD DATA DATED 06/15/22.
- CONSTRUCTION STAKEOUT**  
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- SPECIFICATIONS**  
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**  
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.



**EXISTING CONDITIONS**  
Scale: 1"=10'

**PROPOSED CONDITIONS**  
Scale: 1"=10'

**BUILDING COVERAGE CALCULATIONS**

ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING *	883.75	NO CHANGE
TOTAL	883.75	NO CHANGE

**LOT COVERAGE CALCULATIONS**

ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING *	883.75	883.75
DECK	119.16	N/A
STEPS AND LANDINGS	79.64	N/A
CONCRETE AREAS	261.45	242.8
BUILDING ABOVE	N/A	198.5
TOTAL	1,344.00	1,325.05

\* **BUILDING AREA** - THE TOTAL OF AREAS OF OUTSIDE DIMENSIONS ON A HORIZONTAL PLANE AT GROUND LEVEL OF THE PRINCIPAL BUILDING AND ALL ACCESSORY BUILDINGS, EXCLUDING UNROOFED PORCHES, TERRACES, STEPS, DECKS, PATIOS OR RAISED PLATFORMS HAVING A VERTICAL FACE OF LESS THAN 18 INCHES ABOVE THE LEVEL OF THE GROUND FROM WHICH THE HEIGHT OF THE BUILDING IS MEASURED.

**ZONING COMPLIANCE CHART**  
R-3 (DOWNTOWN RESIDENCE) ZONE (Ch. 130)  
SINGLE FAMILY DWELLING - PERMITTED

ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
CH. 130	MIN. LOT AREA (SF)	1,800	1,699 (0.038 AC)	NO CHANGE	YES
CH. 130	MIN. LOT WIDTH (FT)	25	25.0	NO CHANGE	YES
CH. 130	MIN. LOT DEPTH (FT)	60	67.9	NO CHANGE	YES
CH. 130	PRINCIPAL BUILDING MIN. FRONT YARD SETBACK (FT)	5 TO 12 (1)	4.1	NO CHANGE (N)	NO
CH. 130	MIN. REAR YARD SETBACK (FT)	15	7.5 (N)	8.16 (N)	NO
CH. 130	MIN. SIDE YARD SETBACK ONE SIDE (FT)	3	1.7 (N)	NO CHANGE (N)	NO
CH. 130	BOTH SIDES (FT)	6	4.8 (N)	NO CHANGE (N)	NO
CH. 130	MAX. BUILDING HEIGHT (FT)	35 (2)	(a)	SEE ARCH PLAN	YES
CH. 130	MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	SEE ARCH PLAN	YES
	LOT COVERAGE	50	52.0 (N)	NO CHANGE (N)	NO
	MAX. LOT COVERAGE (%)	70	79.1 (N)	78.00 (I)(N)	NO
	MIN. GFA (TOTAL SF)	880	(a)	2,650.00	YES

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (X) VARIANCE / NON-COMFORMITY ELIMINATED N/A - NOT APPLICABLE (E) EXISTING VARIANCE (W) PROPOSED WAIVER NS - NOT SPECIFIED (V) PROPOSED VARIANCE (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) IN RESIDENTIAL ZONES, WHERE THE FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 500 FEET IS 50% OR MORE DEVELOPED, THE REQUIRED FRONT YARD AREA FOR A ONE-FAMILY NEW STRUCTURE MAY BE MODIFIED TO THE AVERAGE FOR SUCH EXISTING DEVELOPMENT. (§130-39B(2))

(2) WHEN A STRUCTURE IS BUILT OR RAISED TO A MINIMUM OF THREE FEET ABOVE THE BASE FLOOD ELEVATION, THEN THE HEIGHT LIMIT OF THE STRUCTURE SHALL BE REVISED TO 38 FEET IN BUILDING HEIGHT. THE HEIGHT LIMITATION OF 38 FEET MAY BE INCREASED TO A HEIGHT NOT TO EXCEED 42 FEET ONLY UPON DEMONSTRATION BY THE APPLICANT THAT THE ADDITIONAL HEIGHT IS NECESSARY IN ORDER TO ALLOW AN EXISTING BUILDING TO REACH TWO FEET ABOVE BFE. UPON SUCH DEMONSTRATION THE BOROUGH WILL GRANT THIS AS A DESIGN WAIVER AND WILL NOT REQUIRE THE APPLICANT TO SEEK ANY TYPE OF SITE PLAN AND/OR VARIANCE RELIEF. OTHERWISE, THE BUILDING HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 38 FEET. ANY APPLICATION WHEREIN THE PROPOSED BUILDING HEIGHT OF THE STRUCTURE WOULD EXCEED 38 FEET SHALL REQUIRE THE APPLICANT TO SEEK THE APPROPRIATE VARIANCE RELIEF.

THE MAXIMUM PERMITTED HEIGHT FOR UNDERSIZED LOTS SHALL NOT BE LESS THAN 30 FEET

THE YARD SETBACK REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED ARE APPLICABLE TO THE FOOTPRINT OF THE EXTERNAL EDGE OF THE POOL STRUCTURE AND IMPROVEMENT STRUCTURES ASSOCIATED WITH THE POOL, INCLUDING, BUT NOT LIMITED TO, WALKWAYS, APRONS, PATIOS, PLATFORMS OR DECKS ADJACENT TO OR ASSOCIATED WITH THE POOL OR WALKWAYS. PROVIDED, HOWEVER, FENCING AROUND THE POOL IS NOT SUBJECT TO THE STRUCTURAL SETBACK REQUIREMENTS.

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